

INVESTIGATING THE TITLE

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Any endorsements on any of the deeds must be perused to see whether they affect the property sold.

After all deeds in the abstract have been duly examined, the purchaser's solicitor should carefully and quietly peruse the abstract in his own office and see what pencil notes and queries have been dealt with and disposed of by actual examination of the deeds, what the general effect has been in establishing a good title and what queries or points remain to be raised on the title by requisitions.

II. THE REQUISITIONS

The deeds having been examined, the purchaser's solicitor now prepares and sends to the vendor's solicitors his requisitions on title, which are really the questions he raises on the title.

These requisitions are of a dual character. The purchaser's solicitor will in them raise all questions arising on the title which perusal of the deeds has failed to clear up. He will also in his requisitions deal with all general enquiries relating to the property which a purchaser is entitled to ask, such as whether the roads and footpaths adjoining the property have been taken over by the local authority, or whether any sanitary or other notices have

been served in relation to the property which have not been complied with. These general inquiries are not, of course, repeated if they have been cleared up either by "inquiries" or correspondence before exchange of contracts.

With regard to the requisitions arising out of the abstract of title, such questions as the undermentioned are typical of what a purchaser will enquire.